



JOINT ANTELOPE VALLEY AUTHORITY

**Board Meeting
February 12, 2004**

Meeting Began at: 10:32a.m.
Meeting Ended at: 11:15 a.m.

Members Present: Rich McDermott, Glenn Johnson, Allan Abbott

Others Present: Amy Cornelius-Jones, Bruce Sweney, Joel Pedersen, Margaret Remmenga, Wayne Teten, Roger Figard, Wynn Hjermstad, Duane Eitel, Clark DeVries, Jim Christo, Randy Stramel, Beth Thacker, James Mastera, Jim Cook, Mike Morosin, Harlan Layton, Glen Cekal

Order No. 01-04 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:31 a.m.

Order No. 02-04 - Minutes of Previous Meeting

Abbott moved to approve the minutes of the December 11, 2003 Board meeting. McDermott seconded.
AYE: Johnson, McDermott, Abbott
NAY

Order No. 03-04 - Update on Utility Easements and Coordination of Engineering and Inspection.

Joel Pedersen briefed the Board on two issues concerning utility easements.

First, is the ongoing issue of how the City and JAVA will handle and accommodate efficiencies in hiring professional engineer, design and inspection services. An EO (Executive Order) process has been developed. This is attached to Resolution #04-0212-06.

Second, a number of decision steps in formulating JAVA were done with the idea that they would let contracts on property owned by JAVA. This created an issue where JAVA is the title holder and is laying out new right-of-way. Talks with LES have taken place to determine how JAVA will handle utility easements or permits during construction. Another meeting has been scheduled to coordinate this. There is a related Memorandum of Understanding between the City and LES on how to handle relocation expenses. A permit or easement process on behalf of JAVA will follow to make sure that during the construction period, the Utilities' interest are protected.

The goal is to have this driven by the Right-of-Way, the City engineers, and the designers so that the utility improvements are coordinated with the right-of-way improvements, that permits flow smoothly, and it continues to work for both the Utilities and the Antelope Valley Authority.

Order No. 04-04 - Resolution Approving Form of Appraisal Information Report.

Joel Pedersen presented Resolution No. 04-0212-04 (attached). The Board is being asked to formalize what is essentially appraisal information that will be in a written form as the Basis of Offer to Purchase. Due to the nature of the engagement that the Antelope Valley Authority has with the appraiser and the Uniform Standards that apply to that, the full appraisal cannot be made available.

This Basis of Offer to Purchase will be issued by JAVA to alleviate some of the concerns regarding the professional relationship that the appraiser is required to have with the client. Also included will be comparable sales information. The intention is to have this Basis included with the original written offer and handed to the owner in person.

McDermott moved to adopt Resolution #04-0212-04.

Abbott seconded.

AYE: Johnson, McDermott, Abbott

NAY

Order No. 05-04 - Resolution Authorizing and Acquisition of a Permanent Easement on Property Located at 1515 Claremont Street for Water Line Construction as Part of the Big 'T' Project.

Joel Pedersen presented Resolution No. 04-0212-05 (attached). This resolution is for a permanent water line and sanitary sewer easement on Claremont Street for the Big 'T' project. This was outside the area that was previously authorized for the Big 'T' project.

Abbott moved to adopt Resolution #04-0212-05.

McDermott seconded.

AYE: Johnson, McDermott, Abbott

NAY

Order No. 06-04 - Resolution Authorizing the JAVA Chair to execute Vine Street Construction Contract.

Joel Pedersen presented Resolution No. 04-0212-06 (attached). This also includes Military Road and Y Street projects as well.

Wayne Teten indicated that bids were open January 28, 2004 and Constructors, Inc. was the apparent low bidder for the City project and the Antelope Valley project that were tied. Construction is set to start in early March 2004.

McDermott moved to adopt Resolution #04-0212-06.

Abbott seconded.

AYE: Johnson, McDermott, Abbott

NAY

Order No. 07-04- Staff Reports

Wayne Teten updated the Board on the status of Antelope Valley projects:

- The Mayor had a press conference last week regarding the switching of traffic on 16th & 17th Streets to two-way near 'Y' Street. The switch was scheduled to take place on February 12, 2004, but has been delayed to February 26, 2004 due to weather related reasons.

- The Mayor also unveiled a new mascot, Antelope Andy developed by Paul Fell. This will help educate citizens as to the changing traffic patterns due to construction on Antelope Valley projects.

- 'Y' Street is scheduled to close east of 17th Street from February 23 through mid-May.

- Military Road project - main concern is ensuring enough parking for the Wrestling Tournament.

- Partnering meeting, including all sub-contractors and partners met and rated (on a scale of 1-5), how things are going with the projects. Participants gave a rating of 3.8.

Margaret Remmenga distributed a revised audit report from Kurt Micek. (attached). Re-statement is located on page 9 of the revised report.

Wynn Hjermstad announced that a Citizen's Committee meeting that needs to be scheduled. Tentative agenda items will be to discuss the aesthetics of the Big 'T'

project, sister project: Central Lincoln Community Center in Trago Park, and a Redevelopment Plan update. The Redevelopment Plan is almost done and close to being ready to take to the three Mayor's Committees. After the reviews from the Citizen's Committee and the three Mayor's Committees, the plan will go to the Planning Commission.

Order No. 08-04- Citizen's Committee Reports

There were no reports from the Citizen's Committee.

Order No. 09-04- Non-Agenda Items

Mike Morosin wanted to clarify a few items with regards to the appraisal and acquisition of his property. Morosin received documents from JAVA and Midwest Services that had incorrectly named his business as Morosin Motorcycle Repair Service. The name should be Rural Cycle. Morosin stated that he was not interested in the self-mover funds or the wages made available to him. Morosin was also dissatisfied with the offer for the acquisition of his property.

Glen Cekal spoke in support of Morosin's concerns.

Meeting adjourned at 11:15 a.m.